



# HAMBLEDON

ESTATE AGENTS

## 31 BALSAM PARK WINCANTON BA9 9HB



### £235,000

- ◆ DETACHED BUNGALOW TUCKED AWAY IN A SMALL CLOSE
- ◆ NO FORWARD CHAIN ◆ SPACIOUS ENTRANCE HALL
- ◆ SITTING ROOM OPENING TO A CONSERVATORY ◆ WET ROOM
- ◆ FITTED KITCHEN ◆ GAS CENTRAL HEATING ◆ TWO BEDROOMS
- ◆ SECLUDED GARDENS ◆ ALLOCATED PARKING

# 31 BALSAM PARK, WINCANTON, BA9 9HB.

A wonderful opportunity to purchase a two bedroom detached bungalow tucked away at the end of a cul-de-sac with no passing traffic and situated within walking distance of the town centre amenities.

A storm porch opens to a spacious hallway that provides access to all rooms and includes a useful storage/coat cupboard. The sitting room is well proportioned with a sliding door opening to a conservatory enjoying an outlook over the garden.

The kitchen/diner is a particular feature being of a generous size with plenty of space for a table. There is a good range of units including a pull-out larder, integrated dishwasher, space for a washing machine and a door giving convenient access to the garden.

The principal bedroom benefits from two built-in wardrobes, while the second bedroom is a good size single. The accommodation is completed by a modern wet room with a large walk-in shower.

Outside there is an allocated parking space on the approach to the property. A pathway then leads to a timber gate which gives access to the gardens enjoying a high degree of seclusion. To the front there is a small area of lawn with shrub and flower borders enclosed with wood panel fencing. A paved side path with raised planters to one side leads to a paved area with three timber sheds.

This property is an ideal home for those looking to downsize to a comfortable and manageable single-storey residence.

**LOCATION:** The town of Wincanton is an appealing South Somerset town bordering the counties of Dorset and Wiltshire. Local amenities including a Co-Op supermarket, butcher, bakery, fruit and veg and whole foods shop, Morrisons, Lidl, Health Centre, Post Office, library, cafes, eateries and sports centre with gym and swimming pool. The town has a thriving community with an active library as well as a community centre at the Balsam Centre which has a busy schedule of classes and groups. The town is a 10 minute drive from the fantastic offerings of Bruton including the Hauser & Wirth Art Gallery and Roth Bar & Grill, 10 minutes from the impressive highly-regarded Newt Hotel, 15 minutes from the pretty market town of Castle Cary and 20 minutes from the attractive Dorset town of Sherborne. It is also close to the A303 for an easy drive to/from London (approx 2 hours drive) and Berry's coaches which operates a twice daily service to London. Other local attractions are a number of National Trust properties including Stourhead and approximately an hour's drive from the beautiful Dorset coastline featuring some of the best beaches in the country. There is a Waitrose 10 minutes away in Gillingham or at Sherborne and an excellent local farm shop and restaurant at Kimbers (5 minutes away). There is also the renowned Wincanton racecourse, Cale Park with children's play area, skatepark, café, and pretty River Cale which runs through to the countryside behind Loxton House.

## ACCOMMODATION

Storm porch to UPVC double glazed front door to:

**ENTRANCE HALL:** Radiator, coved and smooth plastered ceiling with downlighters and smoke detector, cloaks cupboard and room temperature control.

**SITTING ROOM:** 13'4" x 12'7" Dual aspect double glazed windows, coved and smooth plastered ceiling and double glazed sliding door to:

**CONSERVATORY:** 8' x 7'9" Double glazed windows and French doors leading out to the garden.

**KITCHEN/DINING ROOM:** 12' x 11'6" A spacious kitchen with inset 1/4 bowl single drainer stainless steel sink unit with cupboard below, further range of matching wall and base units with a drawer line and work surface over, integrated dishwasher, built-in electric oven with inset four burner gas hob above, hob extractor, radiator, double glazed window to side aspect, UPVC double glazed door to side path, tiled floor, coved and smooth plastered ceiling with downlighters.

**BEDROOM 1:** 10'2" x 9'10" (to front of wardrobe) Radiator, double glazed window, coved and smooth plastered ceiling and two built in double wardrobes with hanging rail and shelf.

**BEDROOM 2:** 12' x 6'8" Radiator, coved and smooth plastered ceiling and double glazed window.

**WET ROOM:** Large walk-in shower, pedestal wash hand basin, low level WC, double glazed window, coved and smooth plastered ceiling, extractor fan and heated towel rail.

**PARKING:** Allocated parking space.

**SERVICES:** Mains water, electricity, drainage, gas central heating all subject to the usual utility regulations.

**COUNCIL TAX BAND:** C

**TENURE:** Freehold

**VIEWING:** Strictly by appointment through the agents.

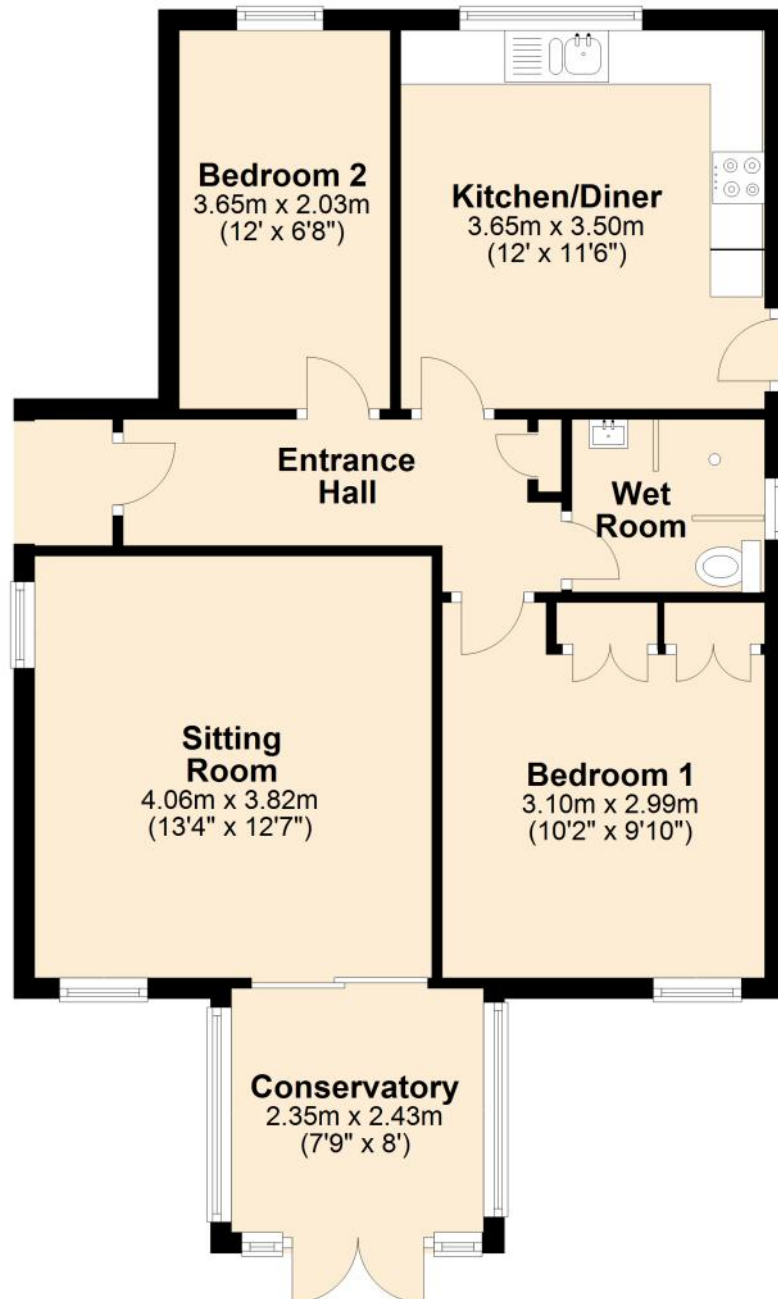
**AGENTS NOTE:** The road on the development is not adopted.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## Ground Floor

Approx. 63.8 sq. metres (686.3 sq. feet)



Total area: approx. 63.8 sq. metres (686.3 sq. feet)



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**Important Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambledon do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

